

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATIONS OF URBAN RENEWAL PLAN
DISPOSITION PARCEL 3
FENWAY URBAN RENEWAL AREA NO. MASS. R-115

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, was adopted by the Boston Redevelopment Authority and is recorded with Suffolk Deeds, Book 8327, Page 660, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS Section 1201 of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan ; and

WHEREAS the "Existing and Proposed Zoning Map" of said Urban Renewal Plan designates a zone change for the area in question from B-2 to B-4; and

WHEREAS Section 602, Table B of said Urban Renewal Plan, entitled "Land Use and Building Requirements" designates the maximum floor area ratio for Parcel 3 to be 5.5; and

WHEREAS Section 603, Subsection 7 of said Plan, designates the minimum parking ratio for Parcel 3 as .75 parking spaces per dwelling unit with one parking space per 400 square feet of retail-commercial space.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Existing and Proposed Zoning Map" of the Fenway Urban Renewal Plan is hereby modified by deletion therefrom of the indicated zone change from B-2 to B-4 for the area encompassed by the attached map.
2. That the Zone District change for the area encompassed by the attached map shall be from B-2 to B-8U.
3. That the minimum parking ratio for Parcel 3 shall be ".7 parking spaces per dwelling unit".
4. That the Boston Redevelopment Authority hereby approves the sub-district and F.A.R. change and directs the Director to transmit the same to the Zoning Commission of the City of Boston for its consideration, and the Director be and hereby is authorized and directed in the name and behalf of the Authority to petition the Zoning Commission to establish that area encompassed and shown on the attached map to be established as a B-8U District.

5. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

6. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

MEMORANDUM

December 2, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Minor Modifications of Urban Renewal Plan
Disposition Parcel 3
Fenway Urban Renewal Area No. Mass. R-115

SUMMARY: This memorandum requests that the Authority adopt several minor modifications of the Fenway Urban Renewal Plan with regard to Disposition Parcel 3 and immediate surrounding areas in the Fenway Urban Renewal Area.

The Redeveloper for Parcel 3, Max Wasserman, is anticipating a construction start for 320 units of middle income housing this spring. In order to facilitate this development, it is necessary to effect certain modifications of the Fenway Urban Renewal Plan. This is the second proposal that has been submitted for Parcel 3 since the first developer, Boise Cascade Company, found that similar plans were infeasible and therefore terminated their interest in September of 1969. The new proposal as submitted by Mr. Wasserman is considered feasible and will provide for 320 units of middle income apartments with ground floor retail and appropriate on-site parking.

In the opinion of the General Counsel, the proposed modifications enumerated below are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by vote of the Authority, pursuant to Section 1201 of the Fenway Urban Renewal Plan.

1. Zoning: The "Existing and Proposed Zoning Map" of the Fenway Urban Renewal Plan authorizes a change of zone for this parcel and the immediate surrounding areas from B-2 to B-4. In order to relieve the developer of certain technical requirements, it is desired to designate this area as an Urban Renewal Sub-district or "U - Zone". I therefore recommend that the Authority modify the "Existing and Proposed Zoning Map" to provide that the zone district change for Parcel 3 shall be one of a "U" designation.

2. F.A.R.: Table B of Section 603 of the Urban Renewal Plan, entitled "Land Use and Building Requirements" allows the FAR for Parcel 3 to be a maximum of 5.5. It is desirable to change the maximum floor area for this parcel to "8" as the development proposal contemplates a Floor Area Ratio of 6.38. This higher ratio is necessitated by the configuration of the parcel and for reasons of economics which are dictated by HUD who will be insuring the mortgage for this development. This higher ratio is acceptable to both the Authority's Design Review Staff and the Department of Housing and Urban Development. I therefore recommend that Section 602 and Table B be modified to provide a Floor Area Ratio of "8", all in accordance with Zoning Map #1 which is attached hereto.

3. Parking Ratio: Section 603, Subsection 7, designates that residential development will provide .75 parking spaces per dwelling unit as the minimum parking ratio with at least one parking space for every 400 square feet of retail commercial development. It is desirable to modify this requirement to provide a parking ratio of .7 parking spaces per dwelling unit. This modification is necessitated by the configuration of the parcel, by the amount of space available for parking on the site, and by reason of the sub-soil conditions. This lower ratio is acceptable to our Design Staff and to HUD and is in accordance with the requirements of the Boston Zoning Code for this particular development.

All of these proposed modifications are submitted at the request of the Redeveloper.

An appropriate Resolution is attached.

Attachment